

16506

'96 APR 16 P3:37

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WARRANTY DEED

MT37722MS
 FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
 Grantor(s) hereby grant, bargain, sell and convey to:
 VERNE A. MC NEW,

Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

LOT 1, BLOCK 3 OF TRACT 1126, FIRST ADDITION TO FERNDALDE, ACCORDING TO
 THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
 KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomssoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
 IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 79,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 5710 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

Dated this 15th day of April, 1996.

FERNDALDE DEVELOPMENT, L.L.C.

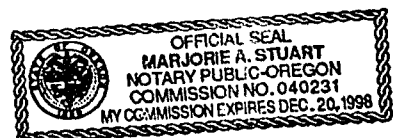
BY: Judy Urbach AUTHORIZED REPRESENTATIVE
 JUDY URBACH

STATE OF OREGON, County of Klamath) ss.
 This instrument was acknowledged before me on April 15, 19 96

by Judy Urbach
 as Authorized Representative
 of Ferndale Development, L.L.C.
Marjorie A. Stuart
 Notary Public of Oregon
 My commission expires 12-20-98

ESCROW NO. MT37722-MS

Return to:
 VERNE A. MC NEW
 c/o 2380 South 6th Street
 KLAMATH FALLS, OR 97601



STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 16th day of April A.D., 19 96
 at 3:37 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 10595.
 Bernetha G Letsch, County Clerk
 By Cheryl Stuart Deputy.

Fee, \$30.00